

Imaged Certificate of Notice Page 1 of 3

United States Bankruptcy Court
Eastern District of PennsylvaniaIn re:
Michael L. Horn
DebtorCase No. 16-13708-amc
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Virginia
Form ID: pdf900Page 1 of 1
Total Noticed: 2

Date Rcvd: Apr 23, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on
Apr 25, 2019.db Michael L. Horn, 517 W. Chestnut Street, Lancaster, PA 17603-3454
13739837 +First Tennessee Bank, National Association, P.O. Box 1469, Knoxville, TN 37901-1469Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 25, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system on April 23, 2019 at the address(es) listed below:ALEXANDRA T. GARCIA on behalf of Creditor Specialized Loan Servicing LLC ecfmail@mwclaw.com,
ecfmail@ecf.courtdrive.com
ANDREW SPIVACK on behalf of Creditor Wells Fargo Bank, NA paeb@fedphe.com
ANDREW M. LUBIN on behalf of Creditor Nationstar Mortgage LLC alubin@milsteadlaw.com,
bkecf@milsteadlaw.com
BRIAN CRAIG NICHOLAS on behalf of Creditor Specialized Loan Servicing LLC
bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
CELINE P. DERKRIKORIAN on behalf of Creditor Specialized Loan Servicing LLC
ecfmail@mwclaw.com
KEVIN M. BUTTERY on behalf of Creditor Nationstar Mortgage LLC kbuttery@rascrane.com
MARIO J. HANYON on behalf of Creditor Specialized Loan Servicing paeb@fedphe.com
MARY F. KENNEDY on behalf of Creditor First Tennessee Bank, National Association
mary@javardianlaw.com, tami@javardianlaw.com
MATTHEW CHRISTIAN WALDT on behalf of Creditor Nationstar Mortgage LLC mwaldt@milsteadlaw.com,
bkecf@milsteadlaw.com
MICHAEL D. HESS on behalf of Debtor Michael L. Horn amburke7@yahoo.com
THOMAS I. PULEO on behalf of Creditor Specialized Loan Servicing LLC tpuleo@kmlawgroup.com,
bkgroup@kmlawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 13

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

In Re: MICHAEL L. HORN Debtor	Chapter 13 Bankruptcy No. 16-13708-amc
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**ORDER TO SELL REAL ESTATE FREE AND CLEAR OF ALL LIENS AND
ENCUMBRANCES, TO APPROVE BROKER'S COMMISSION, AND TO PERMIT
LIMITED DISTRIBUTION OF CERTAIN SALE PROCEEDS AT SETTLEMENT**

AND NOW, upon consideration of the Debtor's Motion to Sell Real Estate Free and Clear of Liens and Encumbrances, to Approve Broker's Commission, and to Permit Distribution of Sale Proceeds ("Motion"), and after notice and opportunity for hearing,

IT IS HEREBY ORDERED that the Debtor has satisfied this Court that the proposed sale is to a good faith purchaser for a fair and reasonable consideration that is in the best interests of the bankruptcy estate and that the Debtor is therefore authorized to sell, free and clear of all liens and encumbrances, the real property owned by the Debtor located at 111 Cobblestone Lane, Lancaster, PA 17601, Lancaster County to Amrik Singh and Sandeep Mangat for the sum of \$138,500.00 in accordance with the terms of the Agreement of Sale attached to the Motion as Exhibit A, and

IT IS FURTHER ORDERED that the distributions proposed in the Motion are APPROVED.

BY THE COURT:



United States Bankruptcy Judge

**Michael D. Hess
Burke & Hess
1672 Manheim Pike
Lancaster, PA 17601**

**William C. Miller, Esquire
Chapter 13 Trustee
1234 Market Street, Suite 1813
Philadelphia, PA 19106**

**Office of the U.S. Trustee
833 Chestnut Street
Suite 500
Philadelphia, PA 19107**

**Nationstar Mortgage
8950 Cypress Waters Blvd.
Coppel, TX 75019**

**Kevin Buttery, Esq.
c/o RAS Crane LLC
1070 Abbot's Bridge Road, Suite 170
Duluth, GA 30097**

**First Tennessee Bank, NA
PO Box 1469
Knoxville, TN 37901**

**Mary F. Kennedy, Esq,
Law Offices of Gregory Javardian
1310 Industrial Blvd., Ste. 101
Southampton, PA 18966**

**Jeffrey Snyder
c/o Lusk & Associates
Sotheby's International Realty
100 Foxshire Drive
Lancaster, PA 17601**